

Procedures for Annual Adjustments Miami County

Residential

- Step 1: The Residential land values were trended by sales of vacant land within the neighborhood. Sales were used of vacant parcels as well as improved parcels that were vacant at the time of sale. Due to lack of vacant land sales, the vacant sales were combined into one stratum and trended by the same % of change that the improved parcels received.

Note: We are aware of the high PRD for the unimproved residential. But due to the lack of sales (must have 5 in a stratum) – we trended the land with the same trending percentage as improved parcels, therefore not having much control over the PRD.

- Step 2: After the land factors were established, those values were added to the current improvement values and compared to the improved sale prices. A separate trending factor was then applied to the dwelling of the property to raise or lower the values to an acceptable median level. If there were no sales in the neighborhood, then consideration was given to homes for sale in the neighborhood or the neighborhood was trended using a township trending factor.
- Step 3: The newly established trending factors were applied to all properties within that neighborhood and a sales ratio study and abstract were ran to verify the changes.

Commercial / Industrial

- Step 1: The C/I land values were trended by sales of vacant land within the neighborhood. Sales were used of vacant parcels as well as improved parcels that were vacant at the time of sale. In neighborhoods where there were no vacant land sales, the land was changed by comparing them to like neighborhoods. Values were adjusted using trending factors; there were no base rates changed. Due to lack of sales, the land was trended by the same percentage of change as the improved parcels.

Note: We are aware of the low PRD for the unimproved residential. But due to the lack of sales (must have 5 in a stratum) – we trended the land with the same trending percentage as improved parcels, therefore not having much control over the PRD.

The land values for rural commercial and industrial properties were trended with the same factor applied to the residential land.

- Step 2: After the land factors were established, those values were added to the current improvement values and compared to the improved sale prices. A separate trending factor was then applied to the improvements of the property to raise or lower the values to an acceptable median level. If there were no sales in the neighborhood, then consideration was given for sales of an earlier time period in the neighborhood or the neighborhood was trended as similar neighborhoods. Due to the size of the county, the commercial and industrial properties were combined and trended as one stratum.
- Step 3: The newly established trending factors were applied to all properties within that neighborhood and a sales ratio study and abstract were ran to verify the changes.

Special Notes:

‘+’ signs found after a parcel number in the ratio study indicates multiple parcel sale. The parcel number used is the improved parcel number.

Due to the amount of sales in Miami County, it was necessary to open the window of sales used. We used sales from 01/01/2009 through 03/01/2011. The sales were time adjusted by -1% annual, which was established by using paired sales analysis.